



Land Free

==FOR==

Your Labor



Address:

Whitaker & Ray

GALT, CALIFORNIA

20-

Seven Thousand Acres To be Subdivided

Resources of Sacramento County,
California

WE would call your attention to the general resources and opportunities of Sacramento County. The opportunity exists here in a greater degree than can be found in other portions of the State, because the growth has ever been steady, never having been subjected to a "BOOM" in its history. This accounts for the moderate valuation placed upon lands in this section of the State.

FRUIT CULTURE

Fruit culture has become one of the leading and most profitable industries in the State of California. This being conceded, markets and facilities of transportation become most important factors, and herein again Sacramento County excels.

Taking the center of Sacramento County as an initial point and drawing about it a circle having a radius of 50 miles, within this circle will be found the region producing the earliest vegetables, berries and fruits within the State, as well as the area from which is shipped to the Eastern states and outside consumers more than 75 per cent. of the output of green and deciduous fruits from the whole State, and over 90 per cent. of it must pass through this county on the way to reach a final market.

It is a fact worthy of note that whereas we learn from authentic reports from Eastern and Southern states, including Florida, that during the winters of 1898 and 1899, great loss of fruit trees has been incurred by severe frosts; no fruit trees, deciduous or citrus, have been injured by frost in Sacramento County.

CLIMATE

The winter Sanitarium of the world is supposedly located in Northern and Western Italy, the Riviera and its citrus and olive belt. By comparison it will be found that Sacramento County shows a warmer winter, spring and yearly average, and about the same autumn and summer temperature as that of the great citrus belt of Northern Italy where it is said "perpetual summer exists, skies are blue and the sun ever shines." Comparisons will show that while the clear days in the year will reach but 220, Sacramento County averaged 238, being more clear days than any inhabited portion of the Northern Hemisphere excepting Yuma, Arizona.

SOME FACTS CONCERNING SACRAMENTO COUNTY

It is the heart of California's fruit belt.

It is the home of all citrus and deciduous fruits.

The orange ripens here five weeks earlier than in Southern California.

Seventy-five per cent. of the deciduous fruits of the State are grown within a radius of 50 miles from Sacramento City.

It contains the famous Flame Tokay District.

It has the second largest vineyard in the world.

It is the only district shipping berries in full carloads.

It has the largest proportionate acreage of rich lands.

It is the leading hop district of the United States.

A failure of crops in this district has never been recorded.

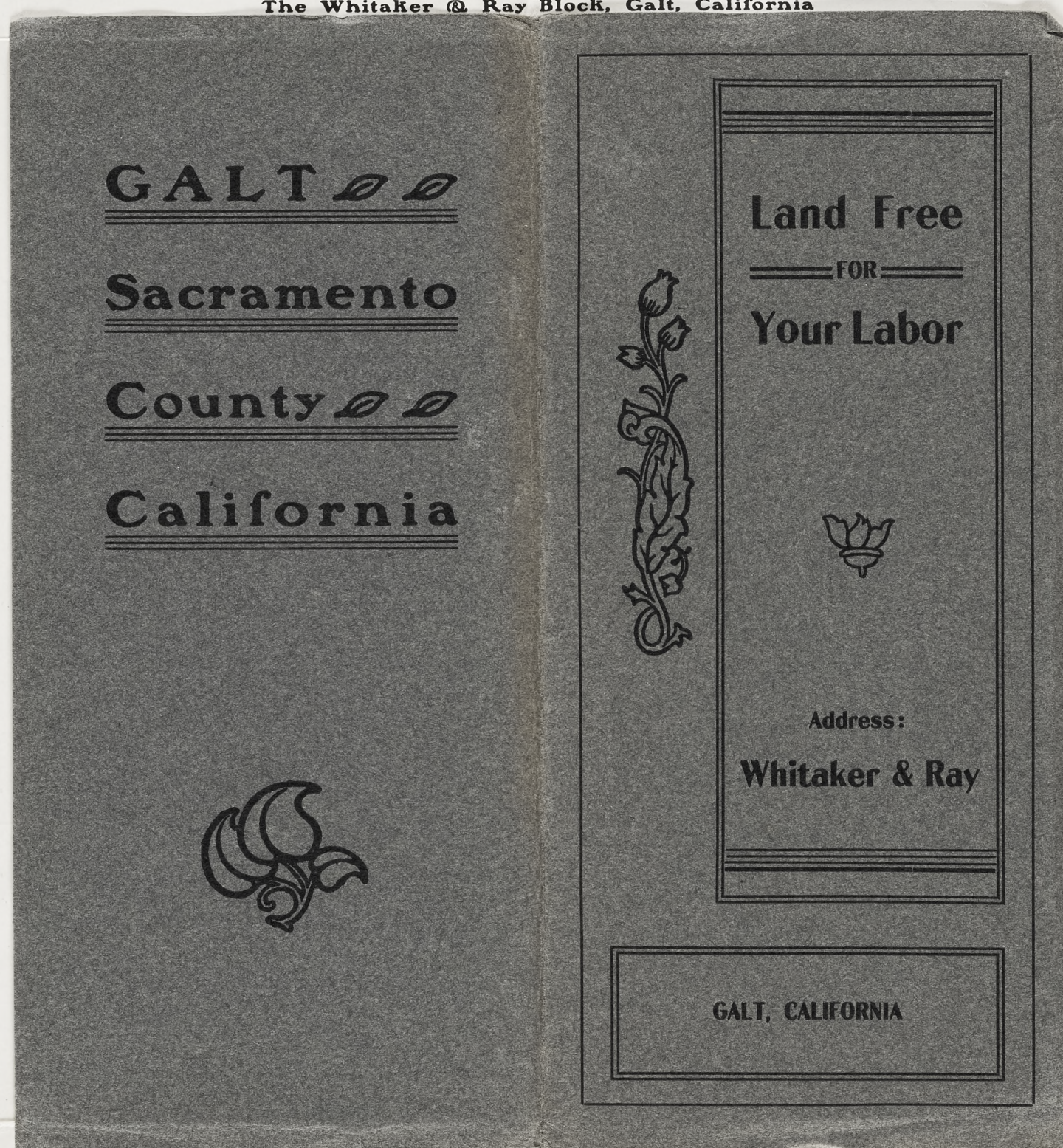
It has no sunstrokes, snow or blizzards.

It has an average rainfall of 20 inches.

The climate averages about the same temperature as that of Los Angeles.



The Whitaker & Ray Block, Galt, California



An Opportunity for Vinyardists! Large Profits in Grapes! Our Offer!

TO a few vinyardists who will plant 25 acres or more of Wine Grapes per year and bring the same to bearing free of expense to us, we will give a good deed clear of all liens and encumbrances to **one-half** the land so planted, when that time arrives, that is, in three or four years, the time to be agreed upon mutually. We will not expect any of the crop until the division of the land is made. We have 7,000 acres of Wine Grape land, and make this offer to a few, solely for the purpose of improving the property.

The soil is specially adapted to Wine Grapes, and as 125 acres are already planted on the same tract, we invite inspection as they speak for themselves.

GOOD SHIPPING FACILITIES

This land is located in Sacramento County, the Amador Branch Railroad passing on the South of the land, while the railroad stations of Conley and Clay are only three miles distant. The main line of the Southern Pacific is on the West of the tract, the town of Galt being nine miles distant, the railroad station at Arno five miles, the town of Elk Grove six miles, fifteen miles to tide water and steamboat landings, and only eighteen miles from Sacramento, the Capitol of the State.

Heretofore this territory has been a grain producing one, and we are anxious that the parties interested select the very best part of this tract, simply because their success means ours, inasmuch as every acre improved increases the value of the tract as a whole.

We will allow parties tracts of 40, 80 and 160 acres, according to the amount they can properly care for.

WATER SUPPLY INEXHAUSTIBLE

An inexhaustible supply of pure water is obtainable from 20 to 40 feet from the surface, and is in every respect the equal of mountain water. No irrigation is necessary in this territory, as cultivation will retain all the moisture necessary to this soil. It is **entirely free** from Alkali. So far as the vines are concerned, they require no stakes. Considering that this locality is free from malaria and is one of the most healthful districts in California, and also realizing that the nature of the soil is as well adapted to grape culture as any other territory in the State, and at the same time to know that the average rainfall is twenty inches, which makes irrigation unnecessary, we feel that this offer of "Land for your Labor" is certainly an opportunity to attract your attention. As we said before, we have 125 acres of Wine Grapes already planted on this tract which we will be pleased to show you at any time.

We have owned this property for more than twenty years, renting it for wheat raising, but as wheat is now and has been for some time unprofitable, we have decided to improve the property, and take this means, which we feel satisfied will be for the benefit of both.

The person accepting this proposition is benefitted inasmuch as he gets an opportunity of possessing property at small cost, for no one doubts that Wine Grapes mean money, while we are benefitted, as every acre improved increases the value of the remainder of our land.

For further particulars

ADDRESS:

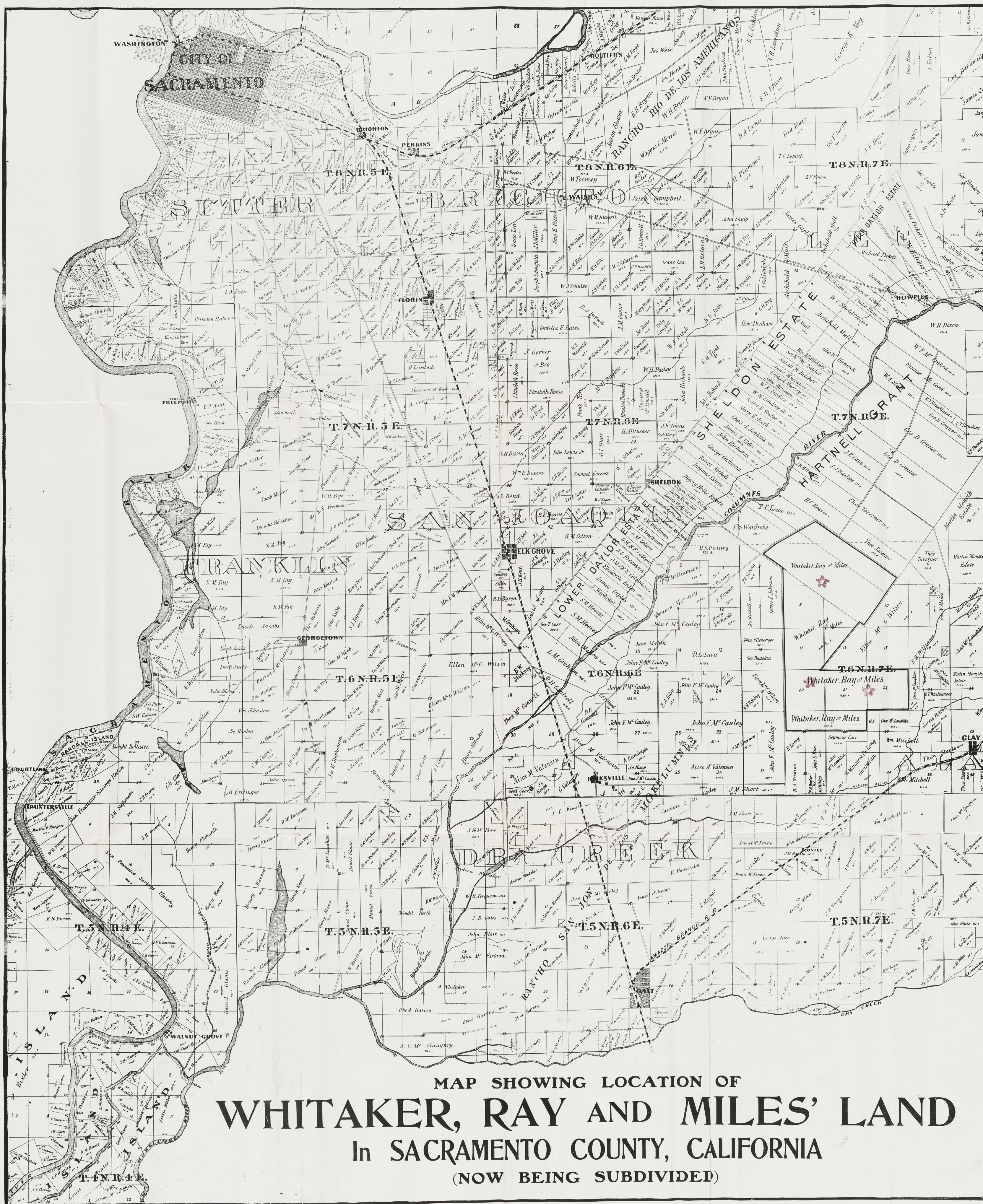
WHITAKER & RAY

GALT,

Sacramento County, Cal.

We believe we are now (September) shipping from Galt to Eastern markets, the finest Tokay grapes grown in California.





GALT *o o*

Sacramento

County *o o*

California

